

Landowner-Specific Narrative Summary
The Paul H. Young, Jr. Residuary Trust

To date, ATXI has been unsuccessful in obtaining an easement from the Paul H. Young, Jr. Residuary Trust (the Young Trust). The Young Trust owns one parcel, totaling approximately 30 acres located along the Pana to Mt. Zion segment of the Project in Christian County, Illinois. The parcel at issue has been designated internally as A_ILRP_PZ_CH_146_ROW. As summarized on ATXI Exhibit 2.1, as of January 12, 2014, ATXI has contacted, or attempted to contact the Young Trust, by and through its trustees, Mr. Thomas B. Young and Ms. Cynthia Y. Spencer, to acquire an easement on approximately 36 occasions, including 3 emails, 1 in-person meetings, 5 letters, 13 phone calls and 14 voicemails.

On June 2nd, ATXI mailed to the Young Trust a packet containing information about the Project, including a parcel-specific map, option exhibit, calculation worksheet and survey consent form. On June 6th, the ATXI land agent then responsible for the Young Trust tract received a phone call from Mr. Thomas B. Young, as trustee of the Young Trust. Mr. Young indicated that he had received ATXI's June 2, 2014 packet and the ATXI representative discussed the contents of said packet with him. Mr. Young represented that he would forward to the land agent information concerning his crop yields and would forward to his attorney ATXI's information for review. On August 8th, Mr. Young contacted ATXI with a question specific to routing and pole placement. The ATXI representative answered his routing questions to his apparent satisfaction and committed to provide him with a map showing preliminary pole placements. In a conversation held September 3rd, Mr. Young indicated that he had received the map and had no objection to the preliminary pole placement. At that time he reaffirmed his intent to provide crop yields in an effort to substantiate damages.

After numerous attempts over the following months to obtain crop yield information from Mr. Young, Mr. Young and his tenant farmer provided the requested yield information on

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November 24th. During a meeting on that date, the ATXI representative discussed the yield information with the tenant farmer, as well as the tenant farmer's concerns about damage to field tile. ATXI has since attempted to address the concerns regarding field tile damage, and is operating with the understanding that the language presented by ATXI on this topic is acceptable.

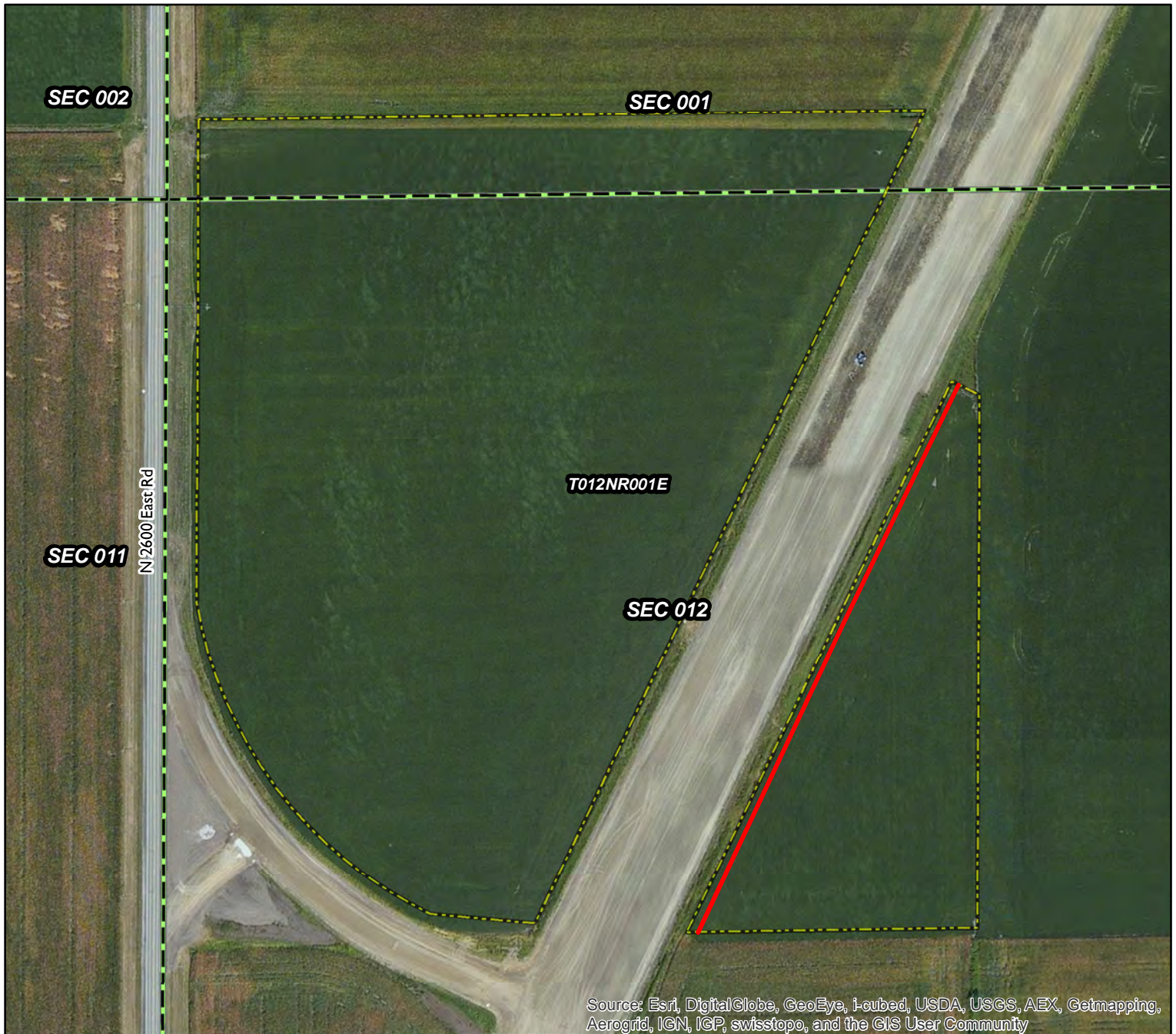
Regarding the issue of compensation, it is important to note that the final plat given to Mr. Young indicates that less acreage than originally anticipated will be affected by the routing, which, all else equal, would result in a decreased offer of compensation. Given the totality of the circumstances, ATXI indicated that it (1) would honor the higher previous offer (without incorporating any increased crop yields) or (2) would decrease the acreage-related compensation consistent with the final plat but would include the higher crop production totals. Mr. Young countered that he wanted the higher previous offer and the increased crop yields. On December 12th, Mr. Young indicated that he is likely to accept ATXI's offer to honor the higher previous amount, but wanted his attorney to review the documents. Since that meeting, and the apparent involvement of his counsel (although ATXI does not have a letter of representation) negotiations have completely stalled. The agent has contacted Mr. Young on ten separate occasions, to determine whether there are any remaining issues from either Mr. Young or his attorney. No additional issues have been raised, yet ATXI has not to date received an executed easement.

Given the stall in negotiations, a voluntary agreement in the time frame supportive of this line segment's in-service date is not expected.

Christian County, IL

Christian County, Illinois

Tax ID: 01-20-12-100-001-00



Ameren - Illinois Rivers



Contract Land Staff, LLC
2245 Texas Drive, Suite 200
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.

Route Adjacent Tracts
Tracts Section Boundary

0 80 160 320 480
Feet

Paul H. Young, Jr. Residuary Trust
dated August 25, 1978

Tract No.:A_ILRP_PZ_CH_146

Date: 7/25/2014

Agent Checklist with Landowner

- (Attempted)
1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent *mailed packet 6-2-14* ☒
Attempted Contact 6-6-14
 2. Initial appointment set for *mailed packet To Thomas Young, Trustee* ☒
 3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting *8-8-14* ☒
 4. Prepare and review Acquisition documents and maps ☐
 5. Provide landowner with business card and show Ameren ID badge ☐
 6. Ask the landowner they received the 14 day letter: ☐
 - a. Ask if the landowner read 14 days letter
 - b. Does landowner have any questions regarding letter:

 7. Provide/explain the purpose of the project ☐
 8. Discuss routing and how it affects landowner: ☐
 - a. Provide Fact Sheet about the project
 - b. Provide landowner copies of:
 - i. Small scale map of the project
 - ii. Sketch and description of type of facilities/structures
 - iii. Approximate location of facilities
 - iv. Option for Easement including exhibit showing length and width of the easement area
 - v. Memorandum of Option Exhibit B
 9. Make compensation offer, provide calculation sheet and explain basis of offer ☐
 10. Discuss subordination of mortgage, if applicable ☐
 11. Complete Construction Questionnaire, including name of tenant, if applicable ☐
 12. Provide EMF brochure, if requested ☐
 13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable ☐
 14. Agent Name (Print and Sign) *Charlotte McElm, Agent* ☐
Josee Sue Hutton, Agent

EXHIBIT "A"

A 1.851 ACRE TRACT OF LAND SITUATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 12 NORTH, RANGE 1 EAST OF THE 3RD PRINCIPAL MERIDIAN, CHRISTIAN COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED AS TRACT II IN DEED TO THOMAS B. YOUNG AND CYNTHIA Y. SPENCER, TRUSTEES OF THE PAUL H. YOUNG, JR. RESIDUARY TRUST, RECORDED IN DOCUMENT NUMBERS 2008R02288 AND 2008R02289 OF THE DEED RECORDS OF CHRISTIAN COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 51 (VARIABLE WIDTH RIGHT-OF-WAY), FROM WHICH A 1/2-INCH IRON ROD WITH A YELLOW CAP STAMPED "IDOT DISTRICT #6" FOUND AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SEC 12 BEARS NORTH 71 DEGREES 18 MINUTES 02 SECONDS EAST, A DISTANCE OF 1,421.73 FEET, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1035183.76, E:785244.98;

THENCE SOUTH 01 DEGREES 26 MINUTES 37 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 78.26 FEET TO A POINT FOR CORNER;

THENCE SOUTH 26 DEGREES 54 MINUTES 39 SECONDS WEST, LEAVING SAID EAST LINE, A DISTANCE OF 345.10 FEET TO A POINT FOR CORNER;

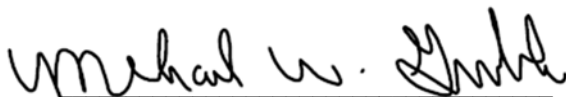
THENCE SOUTH 26 DEGREES 21 MINUTES 21 SECONDS WEST, A DISTANCE OF 534.86 FEET TO A POINT FOR CORNER IN THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4;

THENCE NORTH 89 DEGREES 43 MINUTES 44 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 97.00 FEET TO THE INTERSECTION OF SAID SOUTH LINE AND SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, FROM WHICH A 1/2-INCH IRON ROD FOUND AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 12 AND SAID SOUTHEASTERLY RIGHT-OF-WAY LINE BEARS SOUTH 23 DEGREES 56 MINUTES 15 SECONDS WEST, A DISTANCE OF 1,454.37 FEET;

THENCE NORTH 26 DEGREES 47 MINUTES 25 SECONDS EAST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 993.98 FEET TO A POINT FOR CORNER;

THENCE SOUTH 63 DEGREES 12 MINUTES 38 SECONDS EAST, CONTINUING ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 49.97 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 80,616 SQUARE FEET OR 1.851 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), EAST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.



MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 035-002683
STATE OF ILLINOIS PROFESSIONAL
DESIGN FIRM LICENSE NO. 184.006475

DATE: 10/23/2014



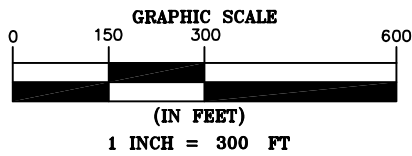


EXHIBIT "A"

SECTION LINE

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S01°26'37"W	78.26'
L2	S26°54'39"W	345.10'
L3	S26°21'21"W	534.86'
L4	N89°43'44"W	97.00'
L5	N26°47'25"E	993.98'
L6	S63°12'38"E	49.97'

US HIGHWAY 51
(VARIABLE WIDTH RIGHT-OF-WAY)

P.O.B.
GRID COORDINATES
N:1035183.76
E:785244.98

N71°18'02"E 1421.73'
P.O.R. 1/2" IRON ROD WITH
A YELLOW CAP STAMPED
"DOT DISTRICT #6" FOUND
NE COR NW 1/4

TRACT II
THOMAS B. YOUNG AND
CYNTHIA Y. SPENCER,
TRUSTEES OF THE
PAUL H. YOUNG, JR.
RESIDUARY TRUST
DOCUMENT NO. 2008R02288
DOCUMENT NO. 2008R02289
D.R.C.C.I.
A_ILRP_PZ_CH_146

CARL C. CORZINE
DOCUMENT NO. 83-44864
D.R.C.C.I.
AND
L. WILLIAM CORZINE AND
VIRGINIA LEE CORZINE, TRUSTEES
OF THE CORZINE TRUST
DOCUMENT NO. 1992R0186
D.R.C.C.I.
AND
ROBERT DALE CORZINE, TRUSTEE
OF TRUST NUMBER 102623
DOCUMENT NO. 1993R5633
D.R.C.C.I.
A_ILRP_PZ_CH_147

PROPOSED VARIABLE
WIDTH EASEMENT
1.851 ACRES
(80,616 S.F.)

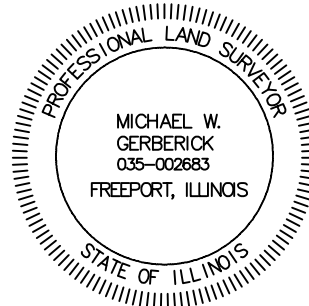
TRACT 3
HEATHER RENEE IRVINE AND
HOLLI NICOLE BARROR
DOCUMENT NO. 2007R03631
D.R.C.C.I.

TRACT 3
JANEANE F. BARROR, TRUSTEE OF THE
REVOCABLE TRUST AGREEMENT NO. 051245,
HOLLI NICOLE BARROR-ROEDL AND HEATHER
RENEE IRVINE, SUCCESSOR TRUSTEES
DOCUMENT NO. 2011R01469
D.R.C.C.I.
A_ILRP_PZ_CH_144

SECTION 12
TOWNSHIP 12N
RANGE 1E

LEGEND

- D.R.C.C.I. DEED RECORDS
CHRISTIAN COUNTY, ILLINOIS
- P.O.B. POINT OF BEGINNING
P.O.R. POINT OF REFERENCE
R.O.W. RIGHT-OF-WAY
- △ CALCULATED POINT
- SECTION LINE
--- SUBJECT PROPERTY LINE
--- TRACT LINE
--- PROPERTY LINE
--- PROPOSED EASEMENT CENTERLINE
--- PROPOSED EASEMENT



Michael W. Gerberick

MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
NO. 035-002683 - STATE OF ILLINOIS
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184.006475 - STATE OF ILLINOIS

NOTES:

1. THIS EXHIBIT DOES NOT REFLECT ANY UNDERGROUND UTILITIES, EASEMENT OF RECORD OR OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT TRACT.
2. REFERENCE IS MADE TO THE DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SKETCH.

SHEET 02 OF 02

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 10/23/2014
SCALE: 1"=300'
TRACT ID: A_ILRP_PZ_CH_146
DRAWN BY: LCA



150' TRANSMISSION
LINE EASEMENT
PANA TO MT. ZION
SECTION 12, TOWNSHIP 12 NORTH, RANGE 1 EAST
OF THE 3RD PRINCIPAL MERIDIAN
CHRISTIAN COUNTY, ILLINOIS